

**Asheville Alternative Compliance  
Monday, February 16, 2015  
Minutes**

**Members Present:** Amy Kemp (Chair), Mike Kenton (Vice Chair)

**Staff Present:** Chad Bandy (Public Works); Lora Morgan (Public Works); Mark Foster (Public Works); Greg Shuler (Public Works); Mike Wheeler (Planning); Alan Glines (Planning);

**Guest Present:** Bret Baker, Craig Fender, Bob Grasso

**CITY OF ASHEVILLE TREE COMMISSION  
STAFF REPORT FOR ALTERNATIVE COMPLIANCE REQUEST**

**To:** City of Asheville Tree Commission

**From:** Mike Wheeler, City Planner

**Date:** January 28, 2015

<b>Meeting Date:</b> February 16, 2015
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<b>Project Name:</b> Pampered Pets Inn & Spa
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<b>Location:</b> 1318 Eliada Home Road
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<b>Pin:</b> 9629.33.7005
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<b>Zoning:</b> Highway Business (HB)
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<b>Acreage:</b> .76 acres
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<b>Description of request/background:</b>
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The project involves the adaptive reuse of an existing building for a kennel use, which is converting from a child day facility. The applicant is requesting alternatives to the required street tree and bufferyard standards found in Section 7-11-3 of the Unified Development Ordinance (UDO).
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| <ol style="list-style-type: none"><li>1. The code requires 9 street trees based on the linear frontage of the lot. The applicant indicates that the existing infrastructure, parking lot and driveway opening configuration prevents the strict compliance of the spacing standards for street trees. The code requires street trees to be spaced a minimum of 15 feet apart and no farther than 65 feet apart. The applicant is requesting credits for a grove of existing trees centrally located along the street frontage. These trees can account for the total number of trees required; however, these trees are spaced a minimum of 10 feet apart and have a gap of 150 feet between the trees and the south/west corner of the lot along Eliada Home.</li></ol> |
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2. The code requires 18 buffer shrubs based on the linear frontage of vehicular use area located within 50 feet of the street (minus the two 24' drive openings). The applicant requests to eliminate all buffer shrubs and indicates the existing infrastructure, parking lot and driveway opening configuration prevents the strict compliance with this standard. The current drive opening is continuous due to the existing parking lot configuration, which requires the maneuvering of vehicles for parking within the area of the required street buffer. This configuration is exiting and has been reviewed and approved by NCDOT who governs Eliada Home Road.

<b>Staff findings:</b>
Staff has reviewed this application and finds the applicants concerns are warranted and would recommend the Tree Commission approve the request as stated.

Alternative Compliance is in agreement with staff on the request, however they respectfully ask that the owner monitor the trees for aging and dying. Replace the trees that are brown and dying in hopes they all don't disappear at once. Note: all the trees need pruning.

CITY OF ASHEVILLE TREE COMMISSION  
STAFF REPORT FOR ALTERNATIVE COMPLIANCE REQUEST

To: City of Asheville Tree Commission

From: Mike Wheeler, City Planner

Date: February 10, 2015

Meeting Date: February 16, 2015
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Project Name: GE Aviation / Unison Engine Components, INC.
Location: 401 Sweeten Creek Industrial Park
Pin: 9657.32.5653
Zoning: Industrial District (IND)
Acreage: 8.26 acres

<b>Description of request/background:</b>
The project involves the construction of a 7,400 square foot freestanding storage structure and a 2,508 square foot addition to the existing industrial building/use on the property. The applicant is requesting alternatives to the required parking lot and bufferyard landscaping standards found in Section 7-11-3 of the Unified Development Ordinance (UDO). Based on these improvements, the code will require the site to be brought into compliance with all applicable landscaping standards from the rear of the existing building to the southern property boundary. The specific request is as follows:
<u><b>Vehicular Use Area (VUA) Landscaping.</b></u> A total of 98,179 square feet of VUA is located within

this area, which requires a minimum of 65 deciduous trees and 262 shrubs to be planted. Fifty percent of these plantings are required to be located within internal tree islands. All continuous runs of 15 or more parking spaces are required to be interrupted by a tree island. Each parking space is required to be located within 60 feet of a tree. The applicant requests tree credits for some existing trees located along the rear of the property to serve for a portion of the required parking lot landscaping and they propose to install 19 new deciduous trees and 73 shrubs as an alternative. Additionally, they request to eliminate the standards requiring 50% of the plant material be located within internal tree islands; internal tree islands for parking runs of 15 spaces or more and trees to be located within 60 feet of each parking space. Stating that the industrial use of the property along with the large delivery vehicles that will serve this 7,400 storage shed prevent them from meeting the strict letter of the code.

**Bufferyard Landscaping.** The code requires a type “B” bufferyard to be located along the southern property boundary line adjacent to the RS-8 zoning district. This bufferyard shall consist of 6 evergreen trees, 5 large deciduous trees, 5 small deciduous trees, 15 large shrubs and 15 small shrubs per 100 linear feet. The site has approximately 392 linear feet adjacent to the RS-8 district, which requires a total of 24 evergreen trees, 20 large deciduous trees, 20 small deciduous trees, 60 large shrubs and 60 small shrubs. The applicant indicates the existing plant material within this area adequately serves as the bufferyard and therefore requests that the specific plant material per 100 linear feet be waived.

**Staff findings:**

Staff has reviewed this application and finds the applicant’s concerns are warranted and would recommend the Tree Commission approve the request as stated.

Alternative Compliance supports the staff recommendations and would ask that for the trees being used, refer to the recommended species list.

To: Tree Commission Members  
FROM: Alan Glines, Interim Planning and Urban Design Director

The applicant, Buncombe County is asking for alternative compliance for street tree requirements for a portion of the project; specifically adjacent to the existing facility- the Health and Human Services building (the old Sears Building) which will receive a new major addition. The alternative compliance request pertains to two street frontages.

Coxe Avenue: The alternative compliance requires pertains to spacing of street trees- the correct number of trees is being provided but with the Health and Human Services building, there is not space in front of the building to place the trees. The old structure has architectural awnings which will remain which precludes space for street trees in front of this structure. The required eight trees will be provided in the sidewalk area in front of the new addition spaced about 25 feet apart consistently.

Aston Street: The existing sidewalk adjacent to the Health and Human Services building will remain and there is not sufficient width to provide street trees. The applicant is proposing 4 trees as an alternative, (seven trees required based on length of street

frontage) placed in two 20' X 6' planting islands which will act as 'book ends' to the row of on-street parking spaces.

The Downtown Commission reviewed and approved the plans for the project on July 11, 2014 and supported the proposed site plan and improvements.

Staff feels that the alternative compliance request is reasonable because the intent of the ordinance is substantially complied with and that a major improvement will be made to four street frontages that provide access to the building and parking structure.

**Alternative Compliance supports the staff recommendations and ask the owner to refer to the recommended species list for tree planting.**

**Asheville Tree Commission  
Minutes  
Monday, February 16, 2015**

**Members Present:** Mike Kenton (Tree Commission- Chair); Amy Kemp (Tree Commission); Justin Price (Tree Commission); Stephen Hendricks (Tree Commission); Marc Williams (Tree Commission); Debbie Emmons (Vice Chair); Craig Fender (BRAA);

**Staff Present:** Chad Bandy (Public Works); Lora Morgan (Public Works); Mark Foster (Public Works); Greg Shuler (Public Works); Sarah Sheldon (Public Works, GIS); Joey Robison (Planning)

**Guest:** Bill Hascher, Bob Gale, Allison

The Asheville Tree Commission held its monthly meeting on **Monday, February 16, 2015 at 12:00 p.m.** in Room A-109 of the William F. Wolcott Public Works Complex at 161 South. Charlotte Street. Mike Kenton called the meeting order.

Mike welcomed everyone to the Tree Commission meeting.

The motion was made by Amy Kemp to approve the minutes from the January 20, 2015 Tree Commission meeting, Debbie Emmons seconded and the minutes were accepted unanimously.

***Directors Report:***  
***Greg Shuler***

- Thank you to everyone who has taken the time to join us. Again welcome to the new members.
- Good to see Bill back and welcome Sarah Sheldon.
- On January 30, City Council held their retreat. First time I had been there, it was very educational. Great overview of what the strategic and operating plans for the City are.
- Pending weather is a priority right now. We will have some snow and ice to deal with and we have all hands on deck to hand it when it gets here.
- The roadside mowing operations are being transitioned back to Public Works. We feel it fits better in the Public Works rather than Parks and Recreation. As we progress through the budget we will let you know.
- We are deep into the budget for FY2016.
- We are looking at doing a median maintenance contract. This will be in the downtown area. We will be working with Parks and Recreation as well as the Downtown Association.

- How to move forward with the open tree map, we are adding budget to the line in Mark's budget for the contract for the Open Tree Map, mobile app. It will be in the line as of July 1, 2016.

***Streets Manager Report:***

***Chad Bandy***

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- I have been meeting with Bruce Hazard with the Downtown Association. We are in the beginning stages of the median maintenance and we are trying to wrap our arms around what we actually have.
- Sarah Sheldon has helped us, she has already mapped eighty seven plant beds throughout the city. Of the eighty seven it equals about four acres.
- My conversation last week is determining what we need in these areas. Taking a look at the recommended species list and to choose what best fits these areas.
- We are in the beginning stages and welcome any comments or sug

***Citizen Response Committee:***

***Mark Foster***

- Mike and I visited Kimberly Knoll. A resident there has issue with the road narrowing with vegetation growing into the road.
- Hemlock has begun to grow in to the road if vehicles meet. They are taken care of and we discussed that we can't do much to them. We talked with the home owner and they agreed to take care of them and try not to let it get out of control.
- Our recommendation is that nothing drastic be done as of now and we will keep an eye on it.

***TRC Committee Report:***

***Susan Roderick***

- No report

***Joey Robison: update***

- See Attached sheet

***Duke Energy Progress:***

***Roy Smith***

- Not working in Asheville

***Bee City USA:***

***Phyllis Stiles/Richard Stiles***

- No report

***Blue Ridge Arborists Association:***  
***Mike Davies/ Mark sub for Mike***

- Discussion of our next project is under way.

***Asheville Greenworks:***

- No report

***Education Committee: -***

- Working with Code Asheville, City of Asheville on the Open Tree Map/Mobile App

***Alternative Compliance Follow Up***  
***Bob Gale- Urban Forest Keepers***

- Waiting on information from Shannon Tuch

***Old Business and New Business:***

**New Business:**

Amy Kemp made the nomination to vote Bill Hascher back to the Alternative Compliance committee and as an ex-officio to the Tree Commission.

The Commission unanimously voted Bill Hascher back to the Alternative Compliance committee and as an ex-officio to the Tree Commission.

\*\*\*Still in the works.....

Mike will work on the definition of an historic tree and would like for us to have it ready to send up at the next meeting.

\*\*\*Historic Tree of Asheville-

“Any tree that is of a variety included on the city’s Recommended Species List, having at the time of submission a dbh of twelve inches or larger, which is deemed by a resident to have historical significance. This could include, but is not limited to, connections to notable people and/or events. It could also include trees that the resident believes add to the character and/or charm of the city of Asheville.

Mike will forward to the new Commission members. Once they have had a chance to look over and make their suggestions, Mike will work on getting complete.

**The next meeting is scheduled for  
Monday, March 16, 2015**